



**TOWN OF FISHKILL**  
**Offices of Municipal Development**  
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**PLANNING BOARD MEETING AGENDA FOR SEPTEMBER 22, 2005**

The Planning Board Meeting will be held on Thursday, September 22, 2005 at 7:00 p.m. until 11:00 p.m. in the Town Meeting Room, 807 Route 52, Fishkill, New York. Agenda items that are not reviewed by 11:00 p.m. will be placed on the next Planning Board Meeting Agenda.

**DISCUSSION:**

**Mobil Car Wash - 2410 Route 9** - Applicant to discuss a proposed re-image to the existing car wash facility which shall consist of the removal of the existing signs and the installation of new graphics. The proposed vinyl, non-illuminated graphics would be applied directly to the fascia of the existing building.

**NEW SUBMITTALS:**

1. **Hold - Subdivision** - Applicant requests approval to subdivide a parcel totaling 4.03 acres into three (3) lots. Lot #1 will consist of 1.48 acres, Lot No. 2 will consist of 1.37 acres and Lot No. 3 will consist of 1.17 acres. The parcel for this proposal contains an existing residence and is located at 222 Baxtertown Road, in the R-40 Zoning District. Refer application to the Town Engineer, Town Building Department, Town Highway Superintendent, Town Municipal Development Director, Dutchess County Department of Public Works, Dutchess County Department of Health and the Rombout Fire District.

**PUBLIC HEARING:**

1. At 7:30 p.m. or as soon thereafter as possible - **Stonykill View - Subdivision (formerly known as Magnolia - Subdivision) - Bond Reduction** - Applicant seeks a reduction of the security posted for the construction, installation and completion of the required improvements for this project. The parcel is located on Route 9D across from its intersection with Castle Point Road in the R-40 Zoning District.

**REVIEWS:**

1. **Peak Enterprises - Site Plan/Special Use Permit** - continuation of project review.
2. **Van Wyck @ Merritt Park - 28 Unit Expansion - Amended Site Development Plan** - Board to review Resolution of Final Approval.
3. **Waterfront @ Fishkill - Phase V - Overlook Pointe Townhouses - Site Development Plan** - Board to review Resolution of Preliminary Approval.

**REVIEWS:** (continued)

4. **The Crest @ Fishkill - Subdivision** - Board to review Resolution of Preliminary Approval.
5. **Quality Inn Hotel - Special Use Permit** - continuation of project review.
6. **Town Board Referral - Fishkill Commons at Westage - Rezoning Application** - Board to review Town Board's Notice of Intent to Serve as Lead Agency.
7. **ZBA Referral - 2 Birch Drive - R-15 Zoning District** - Applicant requests a 2' variance creating a 3' side yard setback where 5' is the minimum in the R-15 Zoning District for the construction of a carport shelter.
8. Board to approve August 25, 2005 Planning Board Meeting Minutes.